



FORBES NSW 2871

RARE INFILL DEVELOPMENT OPPORTUNITY

7.80 hectares, 19.27 acres

Prime Residential Development Opportunity in the booming country town of Forbes in Central West NSW. Forbes is nestled on the Lachlan River in the heart of the Lachlan Valley, our historic town has magnificent heritage buildings, rich history and gold rush past, a stunning natural environment and unique local attractions.

This is one of the largest single parcels of land to be offered to the market ideally located on Bogan Gate Road, only 2kms from Forbes CBD and set on *7.8ha (*19 acres) with 11 separate lots this property oozes development potential! The property offers multiple development options, including a residential lot subdivision, a duplex scheme, a childcare centre, group homes (NDIS), seniors living or a combination of each, subject to council approval.

Forbes is seeing some of the strongest residential growth in the Central West and currently experiencing a undersupply of residential lots this development opportunity is a sound investment opportunity for any astute developer. The demand for residential homes is at an all-time high, so any future residential development will be very sought after.

TYPE: Sold

INTERNET ID: 300P5714

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Forbes
42 Templar Street
FORBES, NSW
02 6852 1644

**Elders Real Estate
Corporate**

This block is located in an established residential area, within walking distance to schools and shops and lake with surrounding homes build that have created one of Forbes's most prestigious residential locations.

Other features

- Ideal for developers/investors
- Street frontage on all sides
- Town water, power and sewage
- Currently zoned R1
- Council: Forbes Shire Council

Don't delay in declaring your interest as these sorts of properties are rare and will be snapped up very quickly.

On file available upon request, are detailed documents on Forbes Shire Council requirements and a soil contamination report conducted in 2021. For more information on the additional details of this block contact Emma Henderson on 0417 224 222.

(*Approx.)

DISCLAIMER: All care has been taken in providing accurate information in this advertisement. However prospective purchasers should make their own inquiries with council in relation to zoning and permitted usage, to satisfy themselves as to the proposed use of the property.

- Land Area 7.8 hectares



